



DEPARTMENT OF THE TREASURY
FEDERAL LAW ENFORCEMENT TRAINING CENTER
GLYNCO, GEORGIA 31524

ENV 7-7

October 12, 2001

Mary J. Ratnaswamy, Ph.D.
U.S. Fish & Wildlife Service
Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401

Reference: U.S. Department of the Treasury
Federal Law Enforcement Training Center
Cheltenham, MD Facility

Subject: Public Meeting – Wednesday, October 24, 2001

Dear Dr. Ratnaswamy:

The Federal Law Enforcement Training Center (FLETC) is a bureau within the Department of the Treasury, and its mission is to provide law enforcement training for a wide variety of federal, state, and local agencies. To facilitate this mission, the Department of the Treasury has acquired the former U. S. Naval Communications Detachment Cheltenham property and is proposing to construct and operate a new training facility at that site. The purpose of the facility is to provide requalification training for the numerous client agencies located within the Washington, DC metropolitan area. Providing these services at Cheltenham will greatly improve the abilities of personnel at the participating law enforcement agencies.

The facilities to be constructed at the Cheltenham site will include classrooms, simulator ranges, an outdoor vehicle driving range, and a totally enclosed, environmentally-safe multipurpose firearms training range.

The FLETC has scheduled a meeting for the public, and state and local agencies, to present the project, describe the construction and renovation activities slated to occur at Cheltenham, and review the environmental assessment currently being prepared. This assessment will address the various site alternatives considered for the project, and the impacts on water, air, natural resources, noise, transportation networks, and other aspects of the environment. Clark Nexsen, STV Incorporated, and Siebein Associates are the FLETC's consultants for the preparation of the assessment.

This meeting is scheduled for 7:00 PM to 8:30 PM on Wednesday, October 24, 2001. The location is the Colony South Hotel and Conference Center, 7401 Surratts Road, Clinton, MD. The enclosed notice presents additional information concerning the meeting and the project. The meeting is also being advertised in the legal notice section of the Prince George's Journal on October 9 and 16, 2001.

Interested agencies are invited to participate in the meeting and receive information concerning the proposed training center and its function. Please contact me at 301-868-5830 or Susan Shaw at the Environmental Programs Branch of the FLETC at 912-261-4557 if you have any questions concerning our request.

Sincerely,

A handwritten signature in black ink, reading "Robert A. Smith".

Robert A. Smith
Site Director
Cheltenham Operations

NOTICE OF PUBLIC MEETING

U.S. Department of the Treasury Federal Law Enforcement Training Center Cheltenham, Maryland

The United States Department of the Treasury, Federal Law Enforcement Training Center (FLETC) has acquired the former Naval Communications Detachment Cheltenham, MD. The Department is proposing to establish at this site a law enforcement training center under the management of the Federal Law Enforcement Training Center in Glynco, GA. This new facility will satisfy the FLETC's mission requirement to provide high quality, cost-effective training of federal law enforcement personnel headquartered in the metropolitan Washington D.C. area. FLETC is responsible for law enforcement training of a wide variety of federal, state, and local agencies, including the U.S. Customs Service, Internal Revenue Service, Capitol Police, and the District of Columbia Metropolitan Police Department.

The proposed construction and upgrading of the currently inactive facility include:

- 74,000 sq. ft. totally enclosed, environmentally-safe, multiple firearms training range
- Emergency response/pursuit vehicle training range
- Nonemergency vehicle operation (NEVO) range/urban response requalification range
- Skid pan
- Recycling center
- Hazardous waste storage facilities
- External security building with security fence

Several existing buildings will be renovated for use as classrooms, offices, simulator ranges, medical station, locker rooms, showers, storage, and other purposes. Other buildings will be demolished. Additional buildings will be closed and reserved for future use. Site vegetation will be managed to improve aesthetics, enhance wildlife habitat, reduce wildfire potential, and control insects. Site utilities will be improved to comply with current standards.

An Environmental Assessment (EA) document must be prepared prior to the implementation of the Proposed Action (the project) in accordance with the requirements of the National Environmental Policies Act (NEPA) of 1969, 40 CFR Part 1500 NEPA Regulations, and the Department of the Treasury Directive 75-20 which addresses the Department's Environmental Quality Program. Activities associated with the assessment process include public involvement and scoping activities. Close coordination with the FLETC, local, state, and federal agencies, public organizations, and the general public is maintained throughout the EA preparation. The EA will contain sufficient information concerning the Proposed Action's potential environmental effects to determine whether a Finding of No Significant Impact (FONSI) is justified, or whether preparation of an Environmental Impact Statement (EIS) will be required.

The FLETC will conduct a meeting associated with the scoping of the assessment of potential environmental impacts related to the project. The meeting will be open to the interested public, and federal, state, and local government agencies, and will be held on Wednesday, October 24, 2001, from 7:00 p.m. until 8:30 p.m. at the Colony South Hotel and Conference Center, located at 7401 Surratts Road, Clinton, MD. The public and agencies are invited to participate in the planning and analysis of the proposed project. Representatives of the FLETC and its consultants

will describe the Proposed Action and alternatives, identify potential for impact on the surrounding environment, review the agency/public notification process and involvement, and will answer questions concerning the project. Written comments will be accepted for 30 days following the meeting.

FOR FURTHER INFORMATION CONTACT: Susan Shaw, NEPA Coordinator/Project Manager, FLETC, at 912-261-4557, or Bob Smith, Chief, Cheltenham Operations, at 301-868-5830.



**DEPARTMENT OF THE TREASURY
FEDERAL LAW ENFORCEMENT TRAINING CENTER
GLYNCO, GEORGIA 31524**

ENV 7-7

October 12, 2001

Mr. Robert Marceron
9701 Massie Drive
Clinton, MD 20735

Reference: U.S. Department of the Treasury
Federal Law Enforcement Training Center
Cheltenham, MD Facility

Subject: Public Meeting – Wednesday, October 24, 2001

Dear Mr. Marceron:

The Federal Law Enforcement Training Center (FLETC) is a bureau within the Department of the Treasury, and its mission is to provide law enforcement training for a wide variety of federal, state, and local agencies. To facilitate this mission, the Department of the Treasury has acquired the former U. S. Naval Communications Detachment Cheltenham property and is proposing to construct and operate a new training facility at that site. The purpose of the facility is to provide requalification training for the numerous client agencies located in the Washington, DC metropolitan area. Providing these services at Cheltenham will greatly improve the abilities of personnel at the participating law enforcement agencies.

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You are invited to participate in the meeting and receive information concerning the proposed training center and its function. Please contact me at 301-868-5830 or Susan Shaw at the Environmental Programs Branch of the FLETC at 912-261-4557 if you have any questions concerning the meeting or its content.

Sincerely,

A handwritten signature in cursive script that reads "Robert A. Smith".

Robert A. Smith
Site Director
Cheltenham Operations

NOTICE OF PUBLIC MEETING

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**DEPARTMENT OF THE TREASURY
FEDERAL LAW ENFORCEMENT TRAINING CENTER
GLYNCO, GEORGIA 31524**

ENV 7-7

October 12, 2001

Mrs. Linda Janey, J.D.
Manager, State Clearinghouse for Intergovernmental Assistance
Maryland Department of Planning
Room 1104
301 West Preston Street
Baltimore, MD 21201-2305

Reference: U.S. Department of the Treasury
Federal Law Enforcement Training Center
Cheltenham, MD Facility

Subject: Public Meeting – Wednesday, October 24, 2001

Dear Mrs. Janey:

The Federal Law Enforcement Training Center (FLETC) is a bureau within the Department of the Treasury, and its mission is to provide law enforcement training for a wide variety of federal, state, and local agencies. To facilitate this mission, the Department of the Treasury has acquired the former U. S. Naval Communications Detachment Cheltenham property and is proposing to construct and operate a new training facility at that site. The purpose of the facility is to provide requalification training for the numerous client agencies located within the Washington, DC metropolitan area. Providing these services at Cheltenham will greatly improve the abilities of personnel at the participating law enforcement agencies.

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We understand from conversations with Maryland Department of Planning's Mr. Bob Rosenbush that the Department notifies state and local agencies with potential interest in, and regulatory responsibilities for the project. Agencies typically receiving the information include the Maryland Departments of the Environment, Transportation, and Juvenile Justice, the Maryland-National Capital Park and Planning Commission, and the Prince George's County Department of Environmental Resources. We ask that the Department include this project and the upcoming public meeting in its normal notification to agencies.

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Sincerely,

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Robert A. Smith
Site Director
Cheltenham Operations

NOTICE OF PUBLIC MEETING

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Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Ronald N. Young
Deputy Secretary

October 22, 2001

Mr. Robert Smith
Site Director, Cheltenham
Federal Law Enforcement Training Center
U.S. Department of the Treasury
9000 Commo Road
Cheltenham, MD 20623-5000

RECEIVED

NOV - 5 2001

STATE CLEARINGHOUSE REVIEW - SPECIAL

STV Incorporated

State Application Identifier: MD20011016-1088
Project Description: Scoping prior to E. A. Cheltenham Property: Provide Requalification Training for Client Agencies Located in Washington, DC metro area: +/- 247 acres: public meeting 10/24/01 7:00pm Colony South Hotel & Conference Center, 7401 Surratts Road, Clinton, MD
Project Location: Prince George's County
State Clearinghouse Contact: Bob Rosenbush

Dear Mr. Smith:

This is to acknowledge receipt of the referenced project. By copy of this letter, we are providing copies of the project to appropriate agencies, and requesting that they contact your agency directly with any comments or concerns by November 21, 2001, and that they forward a completed response form and any comments to the Clearinghouse.

Please complete the attached form and return it to the State Clearinghouse upon receipt of notification that the project has been approved or not approved.

The State Application Identifier Number must be placed on all documents and correspondence regarding this project.

Please be assured that after November 12, 2001 all intergovernmental review requirements will have been met in accordance with the Maryland Intergovernmental Review and Coordination Process (COMAR 14.24.04). If you need assistance or have questions concerning this review, please call 410-767-4490 and ask for the staff person noted above. Thank you for your cooperation.

Sincerely,

Linda C. Janey, J.D.
Director, Clearinghouse & Plan Review Unit

LCJ:BR:mds

Enclosure

(* indicates with attachments)

Greg Matzuk - STV
*DHCD - K. Orosz
*DNR - R. Dintaman

*DJJ - A. Robinson
*MDE - J. Mueller
*MDOT - R. Spalding

*MILT - Friedrich Martin
*PGEO - Beverly Warfield
*MNCPPC-PGEO - T. Tyson

*MDPC - Joe Tassone
MDPM - Bob Rosenbush

Handwritten notes in the top right corner, including "H. L. 11/6 20" and "up to 100".

FINDINGS AND DETERMINATION

FEDERAL TRANSFER OF PROPERTY TO DEPARTMENT OF TREASURY FEDERAL LAW ENFORCEMENT TRAINING CENTER

BACKGROUND

This Findings and Determination gives an analysis of the request by the Secretary of the Treasury for the transfer of surplus Government property required to establish and operate a Metropolitan Area Law Enforcement Training Center. The center will be utilized by Department of the Treasury, other Federal agencies, The United States Capitol Police, various local law enforcement agencies, and the Washington, D.C. Metropolitan Police Department. All Federal property in the National Capital Region that is surplus property inventory of the General Services Administration shall be available for the selection by the Secretary of the Treasury as the site for such a center.

The principal functions of the center will be firearms and driver requalifications. The property must be large enough to accommodate a sufficient buffer between the firearms ranges, driver requalification ranges and neighboring land owners.

Specific provisions in Public Law 106-346, signed by the President on October 23, 2000, designate \$30 million to establish and operate a metropolitan area law enforcement training center.

FINDINGS

The following are all the properties within the National Capital Region, either currently in General Services Administration's excess or surplus inventory or properties in the preliminary stages of being excessed in the future. The identification of each of the nine properties is listed below. *Each property has been visited by a member of the Federal Law Enforcement Training Center (FLETC), Washington Office.* Comments about each parcel of property are shown in bold face.

1) Square 62

This .695 acre site is located on 23rd and C Streets in D.C. This property is a small site and is located across from the State Department.

This property, located on the south side of C Street, is unsuitable in both size and location for the purposes of a Metropolitan Area Law Enforcement Training Center.

2) Lorton

This property is located in Fairfax County, Va and consists of approximately 3,000 acres. The property is not available in GSA's excess or surplus inventory because it is under Special Legislation.

In addition to the restriction placed on this property by Special Legislation, the property is unsuitable because of the community-led prohibition placed on discharge of weapons within the confines of Lorton.

3) De LaSalle Building

This property, located at 4900 LaSalle Road, consists of 17.79 acres improved with a 130,000 sq. ft. multi-story building and two butler storage buildings. This property is determined eligible for the National Register of Historic Places and preservation covenants apply. The property is located adjacent to the DC/Maryland line situated in a multi-use neighborhood convenient to retail, residential and parks.

This property is mostly occupied by the aforementioned buildings and leaves almost no space for a weapons or driver requalification facility. Additionally, it is situated in a densely populated area which is not compatible with noise associated with weapons or driving requalification. This property is unsuitable for our needs.

4) Cheltenham Naval Communications Detachment (NCD)

This property consists of approximately 247 acres with 106 buildings and is located approximately 15 miles southeast of the District of Columbia in Prince George's County. The surrounding land owners consist of Department of Energy, Prince George's County and some residential areas. Prince George's County leases 20.09 acres of this property for a Fire Training Academy. The remainder of the facility is vacant and is

being maintained by the Navy while the property is under a court injunction.

This property consists of suitable open space to construct four firearms requalification structures and a driver requalification facility. Additionally, existing buildings and infrastructure make this property ideal to address the critical requalification needs of over 8,000 National Capital Region law enforcement officers. Environmental noise impact has been addressed and preliminarily, the environmental specialists are satisfied that noise emanating from the facility would not have a negative impact on local residents. The proximity to DC makes this parcel ideal for quick, refresher training in a non-residential environment.

5) Forest Glen

This property located in Silver Spring, Maryland consists of approximately 31 acres and is improved with 29 buildings. It has not been reported excess from the Army. Although General Services Administration is aiding the Army with preliminary reports, this property is not in GSA's excess or surplus inventory.

As stated above, this facility is Army property and is not currently available for consideration.

6) La Plata Housing

This property consists of 13.3 acres of land improved with 9 buildings. It is located on Radio Road in La Plata, Maryland. The property is located next to a high school.

This property, located 55 miles from DC, has 9 two-story apartment buildings and various out buildings. The property is fenced and has sufficient parking for the existing buildings. Because of proximity to the school (approximately 4-5 blocks), the lack of available space, and distance from DC, the property is unsuitable as a requalification facility.

The property may be suited for a residential, academic environment.

7) Washington Court Apartments

This property located on Cedar Road in Edgewood, Maryland consists of 28 acres improved with 55 buildings. It is surrounded mainly by residential but also has a high school and boys club neighboring it.

This property, 61 miles from DC, is located at the intersection of Route 24 (Edgewood Road) and Cedar Road. This heavily residential area bounds the only access route to a large secondary school complex. The apartment buildings are situated in such a way that very minimal open space is available. This, coupled with the distance from DC, the high residential density of the neighborhood and the proximity to a major road (Route 24) make it unsuitable for a requalification facility.

8) Union Station Air Rights

This is only for the air rights and does not have any land associated. It is located in Union Station, downtown DC.

See comment immediately above.

9) St. Elizabeth Hospital – West Campus

This property has not been reported excess to the Government but the holding agency is currently working with General Services Administration on preliminary reports. The West Campus of St. Elizabeth Hospital is located in the Southeast quadrant of Washington, D.C., east of the Anacostia River. Martin Luther King, Jr. Avenue forms the eastern boundary of the West Campus and separates it from the East Campus portion of the St. Elizabeth's Hospital complex. The West Campus consists of 182 acres and 61 buildings containing approximately 1.1 million square feet. Many of the buildings were constructed in the mid to late 1800's. The property is surrounded by high density residential housing. This property is not excess or surplus property in GSA's inventory.

This property, if it were excessed by GSA, would be unsuitable for a requalification facility because of its' location in a high density residential area and its' proximity to an active mental health facility.

DETERMINATION

Based upon the above listing of properties currently available in the General Service Administration's excess/surplus inventory, there is only one property that would adequately fit the needs of the proposed Metropolitan Area Law Enforcement Training Center. The Cheltenham

Naval Communications Detachment (NCD) is the only property that is large enough to provide the required buffer zone between neighboring land owners. The indoor and indoor/outdoor requalification ranges will be strategically situated on the property to minimize environmental noise concerns. NCD also has existing buildings that can be incorporated into the overall facility. These buildings have been vacant for a period of time and continue to deteriorate. The Law Enforcement Training Center can modify the buildings and return the property to productive use. In addition, the Law Enforcement Training Center envisions a partnership with local law enforcement, thus strengthening our community ties.

Therefore, it is our recommendation in implementing Public Law 106-243, signed by the President on October 23, 2000, that the property known as the **Cheltenham Naval Communications Detachment (NCD)**, remain in the Government Inventory and be transferred to the Department of the Treasury for use as the Metropolitan Area Law Enforcement Training Center.


John C. Dooher
Senior Associate Director
Federal Law Enforcement Training Center

11/2/2000
Date